

016.A

0006

0057.2

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

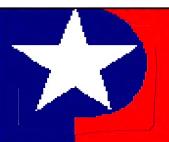
518,900 / 518,900

USE VALUE:

518,900 / 518,900

ASSESSED:

518,900 / 518,900



PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		DOROTHY RD, ARLINGTON

OWNERSHIP

Owner 1:	STRAUB DEREK	Unit #:	2
Owner 2:			
Owner 3:			

Street 1:	57 DOROTHY RD UNIT 2
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER
Owner 1: CHARIG MOYA J -
Owner 2: CHARIG CHRISTOPHER E -
Street 1: 57 DOROTHY RD UNIT 2
Twn/City:
St/Prov: MA
Postal: 02474
Cntry:

NARRATIVE DESCRIPTION
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1945, having primarily Vinyl Exterior and 1365 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R2 TWO FAMIL 100 water
o
n
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt Class % Spec Land J Code Fact Use Value Notes
Code Fact Price/Units Type LT Factor Value Price Adj Neigh Infl Mod % % % % Value
102 Condo 0 Sq. Ft. Site 0 0. 0.00 7722

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	518,900			518,900		271395
							GIS Ref
							GIS Ref
							Insp Date
							07/26/18

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Prior Id # 1:	11686
2020	102	FV	511,200	0	.	.	511,200	511,200	Year End Roll	12/18/2019	Prior Id # 2:	
2019	102	FV	481,500	0	.	.	481,500	481,500	Year End Roll	1/3/2019	Prior Id # 3:	
2018	102	FV	333,600	0	.	.	333,600	333,600	Year End Roll	12/20/2017	Prior Id # 1:	
2017	102	FV	305,100	0	.	.	305,100	305,100	Year End Roll	1/3/2017	Prior Id # 2:	
2016	102	FV	305,100	0	.	.	305,100	305,100	Year End	1/4/2016	Prior Id # 3:	
2015	102	FV	282,700	0	.	.	282,700	282,700	Year End Roll	12/11/2014	PRINT	Date
2014	102	FV	269,300	0	.	.	269,300	269,300	Year End Roll	12/16/2013	Date	Time
2013	102	FV	269,300	0	.	.	269,300	269,300		12/13/2012	12/11/2020	04:55:39

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
CHARIG MOYA J,	147-109		11/28/2017		541,000	No	No		FILED BOTH WAYS. ALSO, BK 70296 PG 110 11/28/				
CONNAUGHTON DAV	104-138		7/24/2008		320,000	No	No						
CONNAUGHTON DAV	32-126		6/13/2005	Family		No	No	M DEED					

BUILDING PERMITS	ACTIVITY INFORMATION
Date	Date
Number	Result
Descrip	By
Amount	Name
C/O	
Last Visit	
Fed Code	
F. Descrip	
Comment	
7/8/2013	Measured
1017	DGM D Mann
Redo Bat	
12,915 O	
3/26/2018	SQ Returned
	MM Mary M
5/2/2014	External Ins
	PC PHIL C
2/19/2014	Info Fm Prmt
	EMK Ellen K
3/8/2006	External Ins
	BR B Rossignol

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			435 SQ FT. FINISHED SPACE ON THIRD FLOOR PER MLS. ADDED TO RECORD CARD ON 4/27/2017.																		
Sty Ht: 1A - 1 Sty +Attic				A Bath:	Rating:																					
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																					
Foundation: 1 - Concrete				A 3QBth:	Rating:																					
Frame: 1 - Wood				1/2 Bath:	Rating:																					
Prime Wall: 4 - Vinyl				A HBth:	Rating:																					
Sec Wall: 8 - Brick Veneer	25%			OthrFix:	Rating:																					
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1																		
Color: BEIGE				A Kits:	Rating:																					
View / Desir:				Frl:	Rating:																					
GENERAL INFORMATION				WSFlue:	Rating:																					
Grade: C - Average				CONDO INFORMATION				RES BREAKDOWN																		
Year Blt: 1945	Eff Yr Blt:			Location:																						
Alt LUC:	Alt %:			Total Units:																						
Jurisdct: G15	Fact: .			Floor: 2 - 2nd Floor																						
Const Mod:				% Own: 60.000000000																						
Lump Sum Adj:				Name:																						
INTERIOR INFORMATION				DEPRECIATION				REMODELING				SUB AREA														
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			No Unit	RMS	BRS	FL	SUB AREA DETAIL														
Prim Int Wall: 2 - Plaster				Functional:				1	5	2	1	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
Sec Int Wall:				Economic:												GLA	Gross Liv Ar	1,365	373.670	510,062						
Partition: T - Typical				Special:																						
Prim Floors: 3 - Hardwood				Override:																						
Sec Floors:				Total: 18.6 %																						
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES				IMAGE				AssessPro Patriot Properties, Inc										
Subfloor:				Basic \$ / SQ: 295.00				Rate	Parcel ID	Typ	Date	Sale Price														
Bsmnt Gar: 2				Size Adj: 1.35000002																						
Electric: 4 - Below Avg.				Const Adj: 0.93828356																						
Insulation: 5 - Typical				Adj \$ / SQ: 373.671																						
Int vs Ext: S				Other Features: 69500																						
Heat Fuel: 1 - Oil				Grade Factor: 1.00																						
Heat Type: 5 - Steam				NBHD Inf: 1.10000002																						
# Heat Sys: 1				NBHD Mod:																						
% Heated: 100		% AC:		LUC Factor: 1.00																						
Solar HW: NO	Central Vac: NO			Adj Total: 637518																						
% Com Wall	% Sprinkled:			Depreciation: 118578																						
MOBILE HOME				Depreciated Total: 518939				WtAv\$/SQ:	AvRate:	Ind.Val																
SPEC FEATURES/YARD ITEMS				PARCEL ID				016.A-0006-0057.2																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
More: N	Total Yard Items:					Total Special Features:																				